

VIRTUAL COMMUNITY MEETING REPORT

Petitioner: Light Rail Properties, LLC

Petition #: 2020-045

Project: Bearwood North Rezoning

Virtual Presentation will be online: May 21 thru June 4, 2020

Access to Presentation via computer: <https://urbandesignpartners.com/rezoning/rezoning-2020-045/>

The Virtual Community Meeting was available to neighboring residents, Homeowner Associations and any individuals who visited the above referenced website.

Purpose: Presenting Rezoning Petition #2020-045 to any neighboring residents, Homeowners Association members or community members who were in the rezoning mailer radius or who spoke to the Petitioner or Petitioner's representatives.

This Virtual Community Meeting Report is being filed with the Office of the City Clerk and Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

Minutes: Urban Design Partners (UDP) created a webpage that allowed community members to access the presentation of the proposed rezoning petition. Individuals that received the notices were given the option to call or email and request a hard copy of the presentation or ask any questions they had regarding the rezoning petition. Any hard copy requests were then mailed

The presentation allowed individuals to comment or ask questions directly on the web page containing the presentation. These questions or comments could then be responded to by the Petitioner's representatives. The web page had a pop-up requesting visitors provide their name/address/email/phone number, but opting out of this request was allowable. The presentation walked through the current zoning districts and explained why the Petitioner is requesting to rezone the parcels. The presentation was set up to allow viewers to move through the presentation at their own pace, easily navigate through the presentation and view as many times as they preferred.

Number of Notices Sent	36
Returned Notices	2
Hardcopy Request	1
Webpage Pageviews (Google Analytics)	53

The chart above is to provide data about those who viewed the presentation. The Pageviews from Google Analytics show the number of views during the timeframe of May 21 – June 4.

Attendee Information Request Form Results:

Date Submitted	First Name	Last Name	Email	Address	Phone
6/3/2020	Roma	Johnson-Durham	rjdhowieacres@gmail.com	3108 Cresthill Dr	704-777-2220
5/30/2020	Hamilton	Cort	hbcort@yahoo.com	2000 Winter St	7046616923
5/30/2020	James	Royster	jimmyroyster@hotmail.com	3735 McMillan Street	
5/26/2020	Allen	ORourke	allen.orourke@gmail.com	3206 Pinehurst Place	864-979-7546
5/25/2020	Ruben	Lopez	ruben.a.lopez@mail.com	3924 Bearwood Ave, 28205	512-417-7091
5/25/2020	Jimmy	Vasiliou	jvasiliou@gmail.com	1425 Shamrock Drive	803-493-0179

Questions/Comments by Neighbors on Webpage:

- Question:** What's the price point of the houses that will be on the site?
A: The price point has not been determined at this moment.
- Comment:** Are Opposition to rezoning 2020-045.
 Displacement of low income Residents, and Seniors, the increase of property taxes.
- Comment:** Hello
 I am against the rezoning for the same reasons stated on the petition. The City has already allowed one development in our community on Dinglewood Ave that we don't agree with. To allow this to keep happening would put us in a higher tax bracket that could cause us hardship and possible loose our home. Some of us calls Charlotte our home, and it's a shame that the City is causing us to loose the only home we have! The developers can't do no more than what the city allows them to do. Thanks for taking time with our concerns.
 Bobby
- Question:** What is the purpose for the new district?
A: The Petitioner would like to build single family homes. The current district paired with the existing rail right-of-way makes the buildable envelope impossible. The yards assigned to UR-1 gives slightly more flexibility allowing that buildable envelope to increase.
- Question:** [adjacent neighbor] The driveway and fence for the lot next to mine is actually on my property. Will this stay?
A: No. During redevelopment the owner will ensure nothing built is outside of the boundary limits.
- Comment:** I have already submitted a letter of opposition on this rezoning to the City Clerk. As one of the board members of the Howie Acres Community I have to support items that will be in the best interest of our homeowners.

Copy of presentation attached for your use.



3905 BEARWOOD AVE
REZONING PETITION #2020-045
LIGHT RAIL PROPERTIES, LLC
URBAN DESIGN PARTNERS

REZONING PETITION #2020-045

3905 BEARWOOD AVE
LIGHT RAIL PROPERTIES, LLC (Petitioner)
URBAN DESIGN PARTNERS

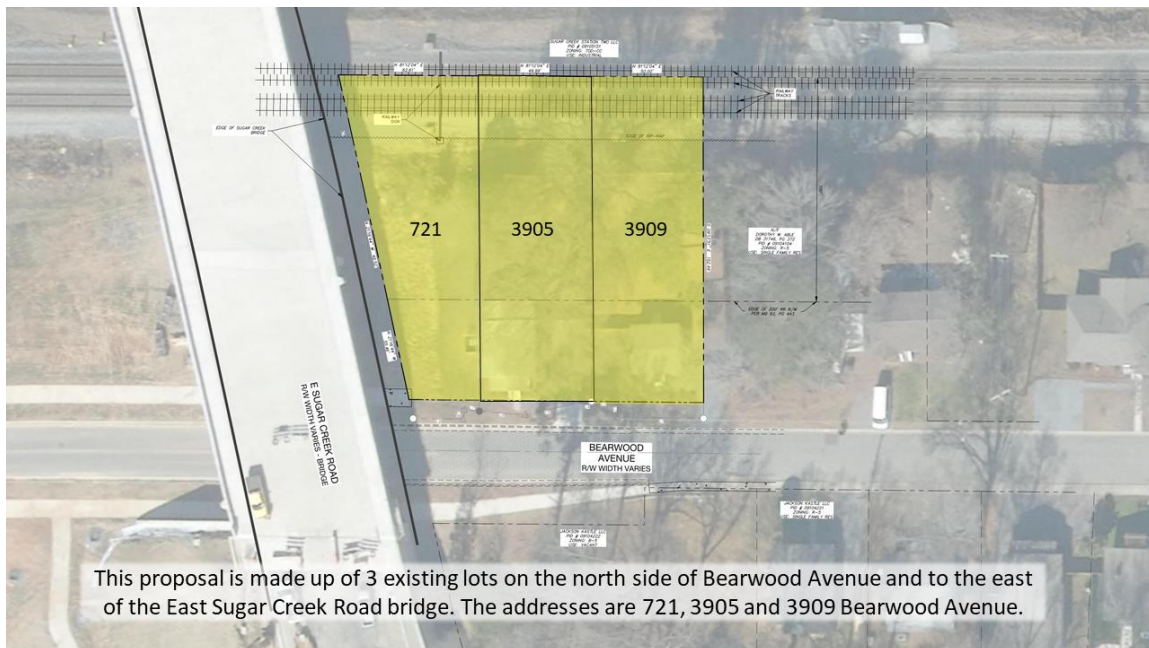
Welcome to the digital community meeting presentation for **Rezoning Petition 2020-045**. My name is Maggie Watts with Urban Design Partners and we are representing the Petitioner Andrew Klenk with Light Rail Properties, LLC. As a result of the current COVID-19 situation and in accordance with local and state orders, we bring you this presentation digitally for everyone's safety. **This presentation will be available from May 21st to June 4th** and we welcome all questions and feedback via phone, email or through the comments section below.

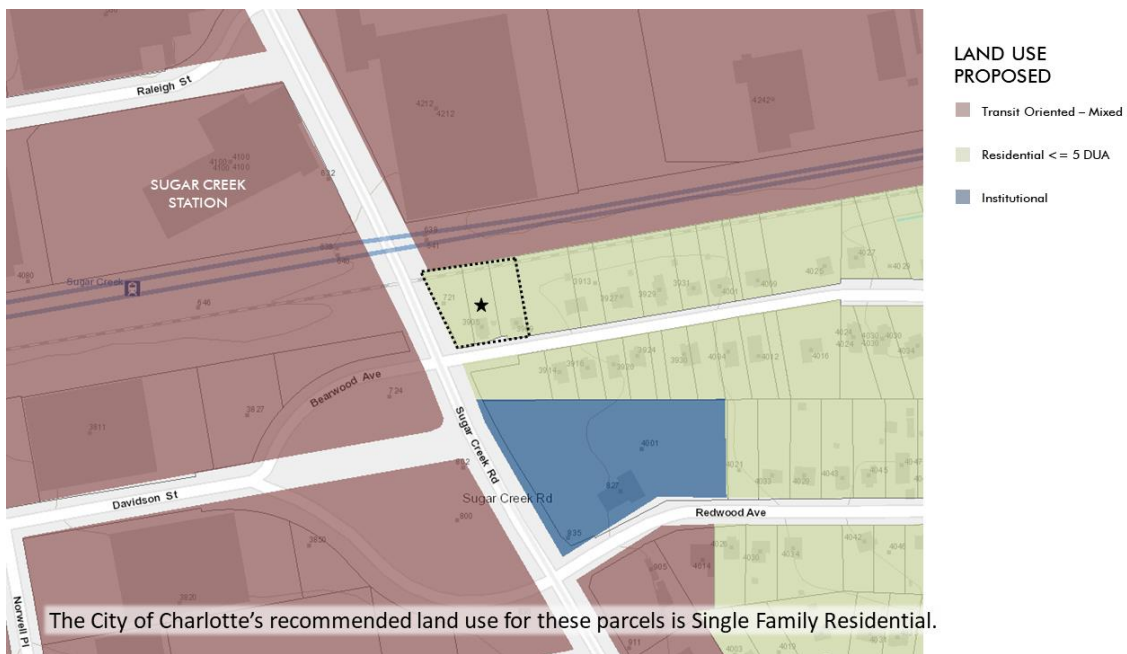
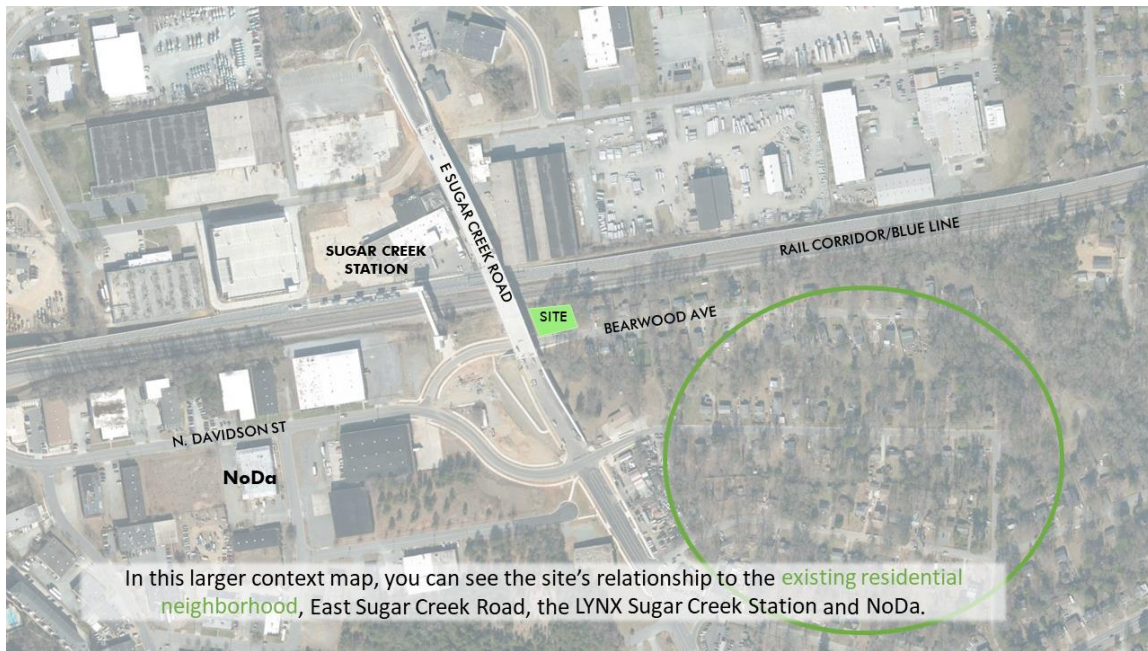


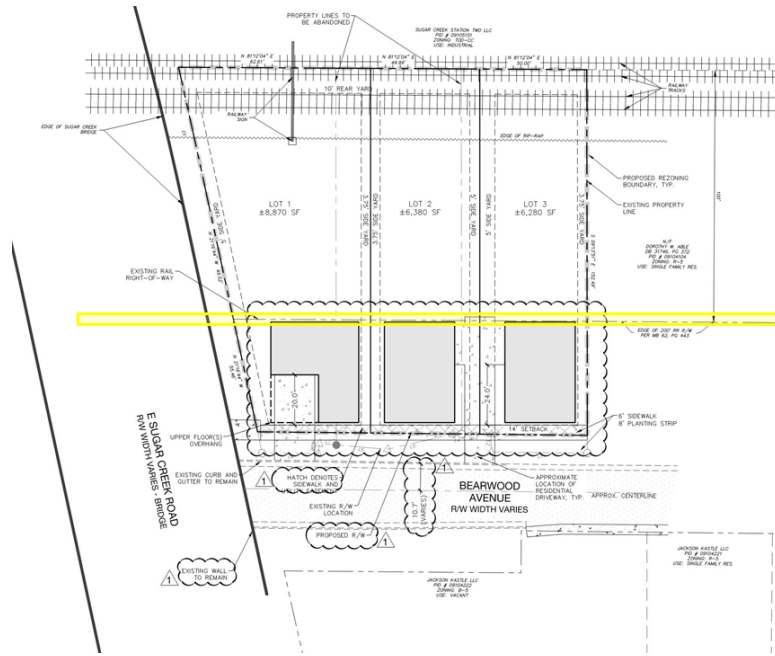
704.334.3303 (office)
info@urbandesignpartners.com
(please include 2020-045 in the subject line)

LIGHT RAIL PROPERTIES, LLC (Petitioner)

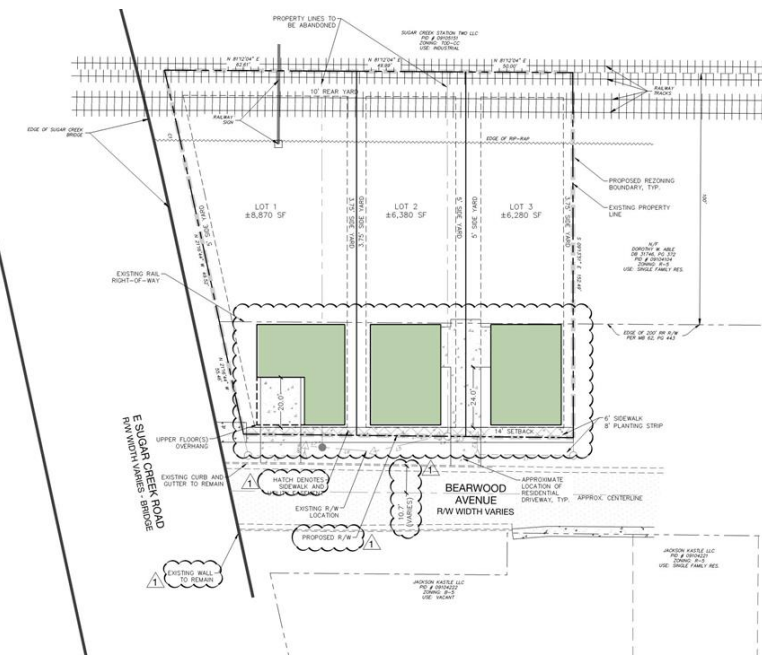
Andrew (AJ) Klenk, with Light Rail Properties, is a local real estate investor and entrepreneur. He has taken great pride in the impact he has been able to make improving small residential properties and areas around Charlotte; in particular Villa Heights, NoDa and along Bearwood Avenue. AJ first began investing in single family properties on Bearwood Avenue some 5+ years ago when he met Pastor Abraham Lockhart. He has enjoyed the process of restoring single family properties and leasing them to tenants who enjoy living in well-cared for homes near the Sugar Creek Station.



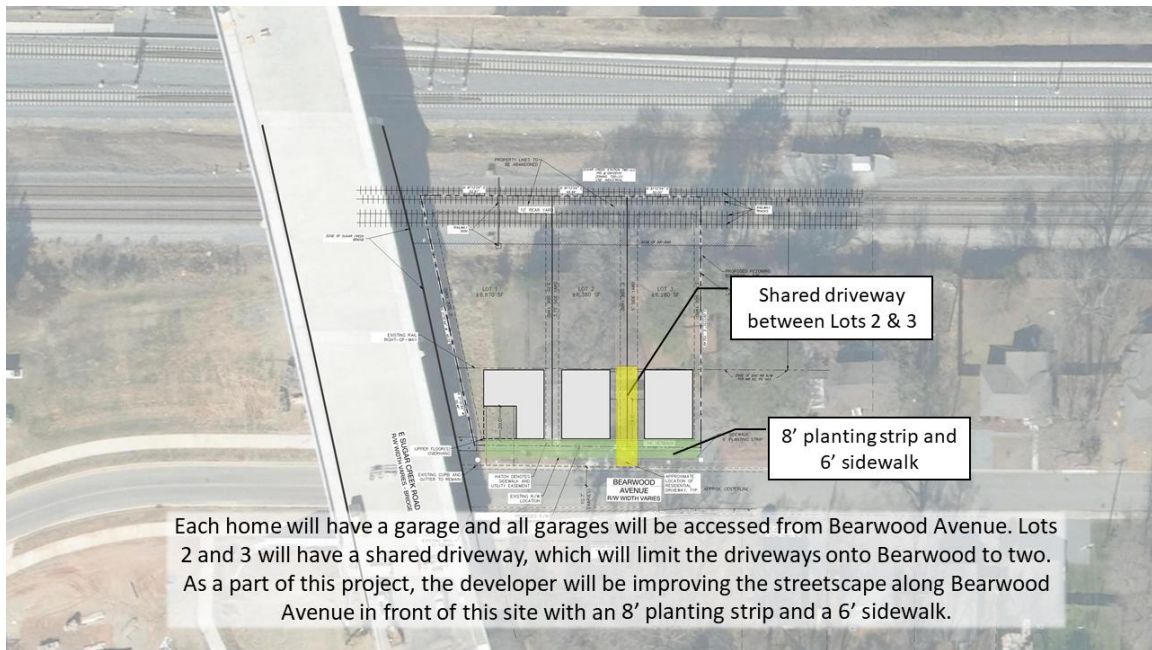




Our proposal requests the zoning district of UR-1(CD), which means Urban Residential, Conditional. The Conditions that are agreed upon with this site plan will govern the site and its development unless it were to be rezoned again. The proposal also requests 3 lots utilized for 3 single family homes, which would be no more than is allowed today. The primary reason for our transition in zoning district, is to allow moderate flexibility in setbacks and yards. Because of the existing rail right-of-way, the yards and setbacks in the current R-5 and B-2 zoning districts make home building limits very restricted.



The proposed zoning (UR-1 (CD)) would allow the set back to move closer to Bearwood Avenue creating more buildable area within the current buildable area. The lots would continue to be single family homes.



RE-ZONING TIMELINE

- | | |
|---|----------------|
| • Application/1 st submittal Deadline: | March 23, 2020 |
| • 3 rd site plan submittal (for Zoning Committee): | June 22, 2020 |
| • Zoning Committee | June 30, 2020 |
| • Public Hearing: | June 15, 2020 |
| • City council decision: | July 20, 2020 |

This process is ongoing, and we continue to work with the City of Charlotte toward an agreed upon Rezoning Site Plan and Development Conditions. Currently, we are on target for a Public Hearing on June 15th and a City Council decision on July 20th.

REZONING PETITION #2020-045

We all thank you very much for taking interest in this rezoning, visiting this link and taking time to view this community meeting presentation. We would also like to reiterate we are available via the comments section below, phone ([704-334-3303](tel:704-334-3303)) and email (info@urbandesignpartners.com) to discuss any feedback or questions you may have. Thank you, stay safe and have a wonderful day.

